



While the intact, turreted building on the left was constructed for commercial purposes, the building on the right was originally a residence. The ca. 1920 commercial addition would ordinarily be considered to have achieved its own value but it might not be certifiable because it, too, has been altered.



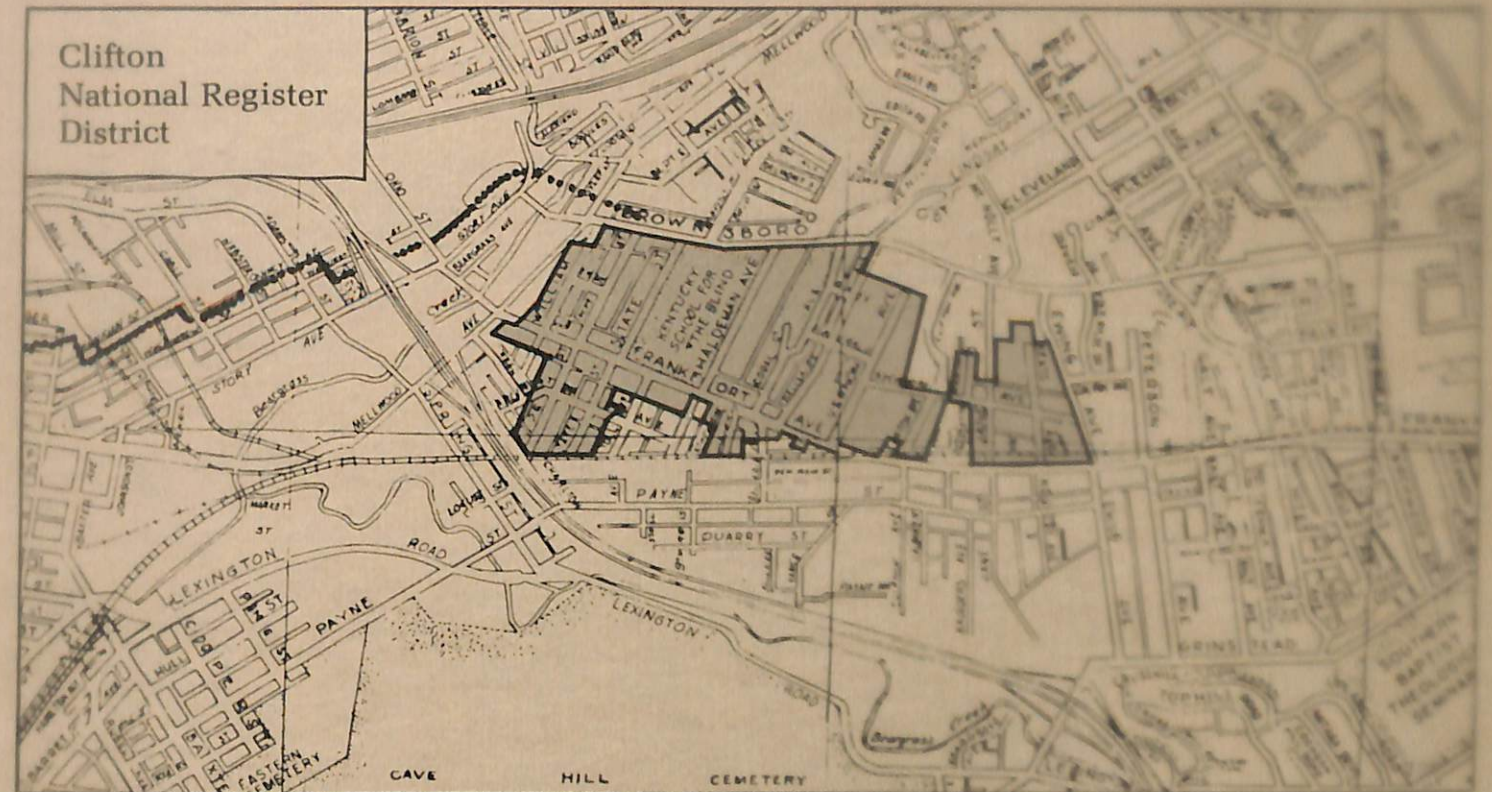
This photograph contrasts two originally identical buildings to illustrate how a veneer of perma-stone can significantly alter the character of an historic home. The aluminum awnings on both can be cause for concern.

CLIFTON

Clifton is located between Butchertown and Crescent Hill on a series of steep bluffs, thus its name. Built largely as a middle- and working-class neighborhood, the major period of development occurred between 1885 and 1910. Frankfort Avenue is the commercial trunk of the district, with the residential areas branching from it. The Kentucky School for the Blind and the American Printing House for the Blind are central to the district. Founded in this location in 1848, the school is internationally respected not only as the first, but the best school for the visually impaired in the United States. The printing house employs predominantly blind workers, many of whom are Clifton property owners.

Both brick and frame construction are found in Clifton, although frame is more common. On the north end of the district, the houses are smaller, mostly shotgun-style residences similar to those found in Butchertown. As the neighborhood grew to the south, the houses increased in size. Unusually detailed Victorian vernacular residences are located on Coral Avenue, Keats Avenue and Vernon Avenue. Grand, brick homes comparable to any in the city dot the neighborhood.

The Clifton District is considered prime for development, with the successful Butchertown revitalization pushing south, and the always-stable Crescent Hill,



pushing north. Clifton has experienced a decline typical of many inner-city neighborhoods, but has avoided complete deterioration. The quality and condition of the building stock is attracting a new market, and within five years Clifton should be experiencing considerable growth.

Besides early twentieth-century apartment buildings, many of Clifton's large Victorian residences lend themselves well to conversion. A two-and-one-half-story, 4000-square-foot single-family residence is not as practical today as in 1890. However, with two internal staircases and side entrances, both common to many such residences, three or four units are easily created, all within the Secretary of the Interior's Standards.

The commercial revitalization of Frankfort Avenue is on the upswing. ArtsSpace, at Bellaire and Frankfort, is a modest, early twentieth-century commercial building which has been rehabilitated using the Investment Tax Credit. It now houses arts-related businesses and a deli. Across the street, at 2000 Frankfort Avenue, an artist has converted the building into a studio and personal residence. The Kentucky School for the Blind is expanding its facilities, reaffirming its commitment to Clifton.

There is a growing awareness of the Clifton neighborhood and its resources. Its location, so close to downtown and adjacent to several other neighborhoods, creates an enormous potential for commercial and residential development.